



October 2, 2006

City of Las Vegas Planning & Development  
731 S. Fourth Street  
Las Vegas, NV 89101

Re: Justification letter: SUP – Waiver of Separation of Service Bar and Synagogue  
Existing Shopping Center  
APN: 138-16-717-002, 003 & 138-16-820-001

Dear Planning Authorities:

On behalf of my client, the Ivy Grill, we are pleased to be submitting the attached application requesting a special use permit for a restaurant service bar located within the Lakeside Center retail area.

We feel the surrounding area is currently underserved by the existing uses located within this Limited Commercial District, especially with respect to a business of this type. Although a synagogue is located within 400 feet of the proposed restaurant, we feel its addition to the almost 68,000 square foot center will have zero negative impacts. Furthermore, we anticipate the Ivy's hours of operation to have little overlap with the synagogue.

On January 16, 2002 this center was approved for a Parking Variance allowing for a total of 315 spaces where 405 were required. We are pleased to announce that with recent changes to the development code and some adjustments on our site, we no longer require this Parking Variance.

Thank you for your consideration of this application. Please contact us with any questions you may have.

Sincerely,

Rudy Starks Jr.

rsj architecture